

**\*\* UNOFFICIAL MEETING MINUTES – THESE MINUTES HAVE NOT BEEN  
APPROVED BY THE FRISCO COMMUNITY DEVELOPMENT CORPORATION\*\***

**REGULAR MEETING OF THE  
FRISCO COMMUNITY DEVELOPMENT CORPORATION  
BOARD OF DIRECTORS**

**FRISCO CITY HALL  
GEORGE A. PUREFOY MUNICIPAL CENTER  
CONFERENCE ROOM 3A  
6101 FRISCO SQUARE BOULEVARD  
FRISCO, TEXAS 75034**

**6:30 P.M.**

**THURSDAY, JANUARY 21, 2010**

**MINUTES**

**CALL TO ORDER**

President Hunt Reifschneider called the meeting to order at 6:30 p.m. Board members present included President Hunt Reifschneider, Vice-President Allen Biehl, Treasurer Keith Wright, Secretary Cynthia Hurley, Gary Carley, Craig Moen and Marc Robertson.

City staff present included City Manager George Purefoy, Deputy City Manager Henry Hill, Assistant City Manager Ron Patterson, Assistant City Manager Nell Lange, Director of Parks and Recreation Rick Wieland, Assistant Director of Finance Danny Collier, Public Art Manager Richard Oldham and Strategic Services Manager / Assistant to the City Manager John Eaglen.

Others in attendance were Don and Debra Francis, Rick Fletcher, Jean Swann and Bob LaPrelle and Kelly Murphy of the Museum of the American Railroad.

**CITIZEN INPUT**

Don and Debra Francis, owners of the Depot (Main Street) were present to listen to the information regarding the Downtown Day Labor Facility Agenda Item. Mr. Francis spoke in favor of the development of some type of facility, as the current situation is impacting his business.

Rick Fletcher, Downtown Advisory Board Member, was also present to listen to the information regarding the Downtown Day Labor Facility Agenda Item. Mr. Fletcher added that he has spoken with owners of businesses downtown and that they have lost business due to the current situation. Mr. Fletcher added that this topic has been a long

standing discussion item among the downtown businesses and the Downtown Advisory Board.

## **ROUTINE BUSINESS**

1. Consider and act upon approval of the Minutes of the December 19, 2009 Meeting of the Board.

Gary Carley moved to approve the minutes of the December 19, 2009 Meeting of the Board. Marc Robertson seconded the motion and the motion was approved 7-0.

2. Parks Report.

Director of Parks and Recreation Rick Wieland provided an overview of the current parks projects with the Board. The Board discussion included the following topics: the status of B.F. Phillips Community Park, Phase II, the status of Northwest Community Park, the slope failures along Legacy Drive, the status of Bicentennial Park construction, the status of the Frisco Athletic Center, and the soft trail behind the Frisco Athletic Center.

3. Financial and Budgetary Update.

Assistant Director of Finance Danny Collier provided an overview of the current financial update of the FCDC. The Board discussed components of the report and City staff answered questions relating to sales tax receipts.

## **REGULAR AGENDA**

4. Discussion: Status update of the Beal Building Improvements and the Beal Building and Property Master Planning Process.

Assistant City Manager Ron Patterson provided a quick update on the Beal Building Improvements. Highlights of the Board discussion included the timeline for completion of the renovations, communication with the future building tenants on progress of the improvements and the naming process for the “Beal” Building.

After discussion, the consensus of the Board was to direct City staff to bring back the top five (5) naming alternatives developed for the “Beal” Building for the Board to review and discuss.

5. Discussion: Status update on the Museum of the American Railroad.

***This item was moved up on the agenda by the Board of Directors and was discussed at 7:05 p.m.***

Bob LaPrelle, President of the Museum of the American Railroad, provided the Board with a presentation of the current status of the relocation project to the City of Frisco. Highlights of the Board discussion included the timeline for the initial relocation of the Museum to Frisco, the process for transporting the railroad collection to Frisco, the estimated potential tourists to the City, and the estimated timeline for the permanent Museum Building on the Museum site.

6. Discuss and give staff direction on the Weir Property and its future use.

Public Art Manager Richard Oldham provided an overview of the recommendations provided to the Board at their December regular meeting. Two options included with the Artist Retreat is to (1) have an anchor tenant and potentially have space available for other artists; or (2) have a firm anchor tenant on the property on a full-time basis. Highlights of the Board discussion included discussion of the anchor tenant concept, demand for this type of situation among local artists, and screening criteria for multiple applicants.

After completing discussion, the consensus of the Board was to direct staff to pursue the artist retreat concept and the full-time anchor tenant concept and to bring back a program / plan for further Board review and discussion.

7. Consider and act upon the application of B.F. Phillips Community Park, Phase 2 Project funds to a public art project for the Warren Sports Complex.

Public Art Manager Richard Oldham provided an overview of the public art in place at BF Phillips Community Park, Harold Bacchus Community Park and the lack of public art in place at Warren Sports Complex. Mr. Oldham additionally provided an overview of the two (2) funding scenarios presented to the Board for consideration. Highlights of the Board discussion included discussion of the need for public art at Warren Sports Complex, different funding scenarios, the estimated cost of a public art project at Warren Sports Complex, the timeline for completing a public art project at Warren Sports Complex and the potential for getting the anchor tenant artist selected for the Weir Property to complete a significant public art project for Warren Sports Complex for the amount of \$75,000.00 in exchange for access to the Weir Property.

After completing discussion, the consensus of the Board was to direct City staff to pursue the concept of potential anchor-tenants at the Weir Property to agree to complete a significant piece of artwork for the Warren Sports Complex in the amount of \$75,000.00 in exchange for access to the Weir Property.

8. Continued discussion regarding CDC name recognition.

Strategic Services Manager / Assistant to the City Manager John Eaglen reviewed with the Board the milestone chronology, a draft brochure commemorating the FCDC's 15<sup>th</sup> Anniversary and discussed the potential for a mayoral proclamation in

February commending the FCDC's 15<sup>th</sup> Anniversary. Highlights of the Board discussion included the desire of the Board to pursue the Mayoral proclamation in February, how to get more citizen involvement and former members to attend, and provided review and comment on the milestone chronology and the draft brochure.

After discussion, the consensus of the Board was to designate Allen Biehl as the Board's liaison to work with City staff regarding the details of the Mayoral proclamation in February.

9. Continued discussion on the development of a Downtown Day Labor Facility.

***This item was moved up on the agenda by the Board of Directors and was discussed at 7:35 p.m.***

City Manager George Purefoy provided an overview of what the City is trying to accomplish, that being to work through the different options about the current situation, as it is detrimental to downtown businesses. Mr. Purefoy intended to have more information to review with the Board, but at this time this agenda item was premature to place on the Board's agenda. Mr. Purefoy apologized for any discomfort that the Board members had regarding questions about this agenda item. Highlights of the Board discussion included the role of the Board in resolving the current situation, the location of any type of facility, and concerns about coordination of any changes with the day laborers and the development of a FCDC Board of Directors position on this issue going forward.

Ms. Francis stated that the City of Garland has an ordinance prohibiting the solicitation of employment on sidewalks.

Jean Swann, 5321 Primrose Lane, spoke against the development of this type of facility. Ms. Swann added that she has observed day laborers in Frisco and in other cities, and that the City of Garland facility is tax supported and it does not solve the problem. Ms. Swann stated that she felt like this type of facility potentially encourages tax evasion and encourages more day laborers to come to Frisco to seek employment and asked why the City cannot address this problem with ordinances and law enforcement.

10. Discussion of future agenda items.

After completing discussion, the Board identified the following topics to add to future meeting agendas:

- Update on Weir Property;
- Update on funding scenarios for a public art project at Warren Sports Complex;
- Top alternatives for the naming of the Beal Building.

## **CLOSED SESSION**

11. Recess into Closed Session in compliance with Section 551.001 et. seq. Texas Government Code, to wit:
  - A. Section 551.087. Deliberation regarding commercial or financial information that the City has received from a business prospect and to deliberate the offer or other incentives to a business prospect.

There was no need to go into Closed Session.

12. Reconvene into Regular Session and take any action necessary as a result of the Closed Session.

## **ADJOURN**

Gary Carley moved to adjourn the meeting. Keith Wright seconded the motion, and the motion was unanimously approved 7-0. The meeting was adjourned at 9:41 p.m.

## **ATTEST:**

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Hunt Reifschneider  
President